



Please join us for a Leadership Dialogue of Selectmen and Planning Board Members in Natick on Monday, July 16th

MetroFuture: Making a Greater Boston Region Leadership Dialogue

**Monday, July 16, 2007
Morse Institute Library
14 East Central Street
Natick**

**7:00 p.m. – 9:00 p.m.
Refreshments will be served**

**Please contact Brad Stoler
at 617-451-2770 x2048 or
bstoler@mapc.org to RSVP**

**Please feel free to designate a member of
your Board of Selectmen and Planning
Board to attend this meeting.**

Directions Attached



Dear Municipal Leader:

We are pleased to invite you to a *MetroFuture Leadership Dialogue* to discuss the new regional plan for growth and development in Metro Boston. As you know, the Metropolitan Area Planning Council (MAPC) is required by law to develop such a plan from time to time. We do so once a decade. Our current planning process is called, "*MetroFuture: Making a Greater Boston Region*," and to date 4,000 people and organizations – including many of you – have participated.

On May 1, we adopted a blueprint for what we hope the region will look like in 2030. Now, we are developing an implementation strategy to get us there. Local elected officials have been active participants in this process, and we need you to engage in the critical phase of developing implementation steps – bills to file on Beacon Hill, model bylaws to be considered by town meetings, and recommendations for action in the private sector. Our implementation strategy will confront issues you deal with every day, such as:

- Financing municipal government
- Building the housing we need to make the region competitive
- Educating a workforce for the 21st century
- Serving the growing senior population
- Addressing needs of all our residents, regardless of age, race, or national origin

Throughout the process, we've counted on participants to guide our efforts and to write the plan. We have already started to mobilize them to achieve the plan's objectives. For example, we recently generated more than 600 postcards to legislators expressing support for the Municipal Partnership Act, which is so critical to our cities and towns.

Please join us on July 16 to learn more about the MetroFuture plan, and to generate the ideas that will make it a reality. We are limiting this event to selectmen and planning board members, to truly hear the perspectives of local elected officials – so feel free to designate one of your colleagues to represent your community if you are unable to attend.

Your participation is an invaluable part of our success!

Marc Draisen
Executive Director

Gordon Feltman
Vice President & Bedford Selectman



MAKING A GREATER BOSTON REGION
AN INITIATIVE OF THE METROPOLITAN AREA PLANNING COUNCIL

The Recommended Plan for A Greater Boston Region

Presented at a Boston College Citizens Seminar

May 1, 2007

Prepared by



Metropolitan Area Planning Council

The Fundamentals

Steady – but slow – growth

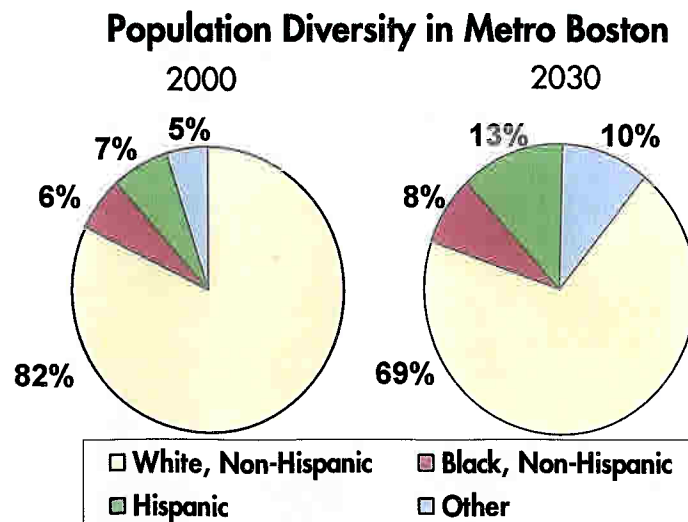
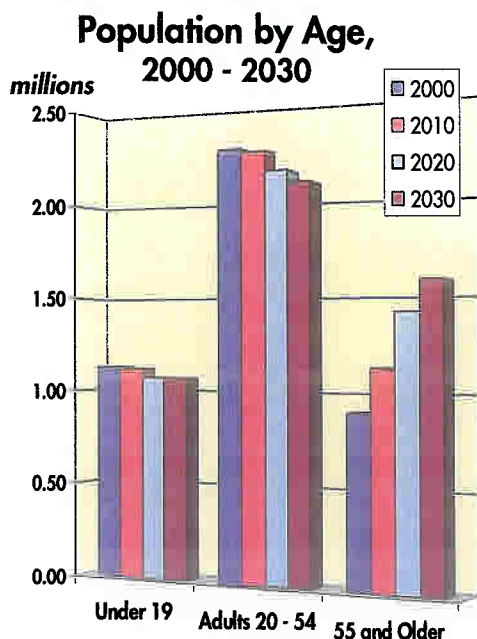
- Metro Boston is expected to add 465,000 new residents by 2030, an increase of almost 11%.
- The region will need to build 307,000 new housing units to accommodate the new residents and to account for declining household sizes.
- The region is expected to add 240,000 new jobs, with the largest gains in education, health, business and professional services. Manufacturing employment is likely to decline by 16%.
- Slow growth could turn into no growth if more people move out of the region or fewer immigrants move in.

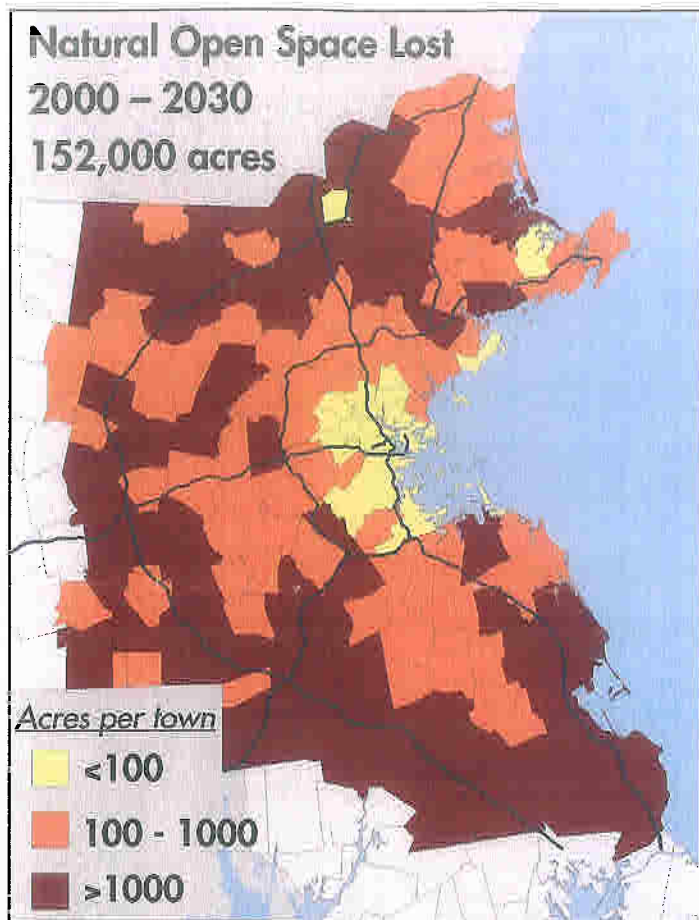
An Aging Region

- Over-55 population will increase by 75%. In 2030 one-third of our residents will be 55 or older.
- All other age groups will shrink—including school-age children.
- The demand for senior housing will remain strong, and there will be increased demand for health care, senior services and transit.

Increasing Diversity and Segregation

- By 2030, 31% of the region's residents will be people of color.
- Failure to provide housing opportunities for lower-income families in suburban communities will worsen regional segregation.
- By 2030, almost one-quarter of our region will be foreign-born. Many immigrants have a bachelor's degree and arrive prepared to work in high-skill jobs; others have little education and come seeking new opportunities.
- The increasing number of children from homes where English is not the primary language will create challenges for many public school systems.



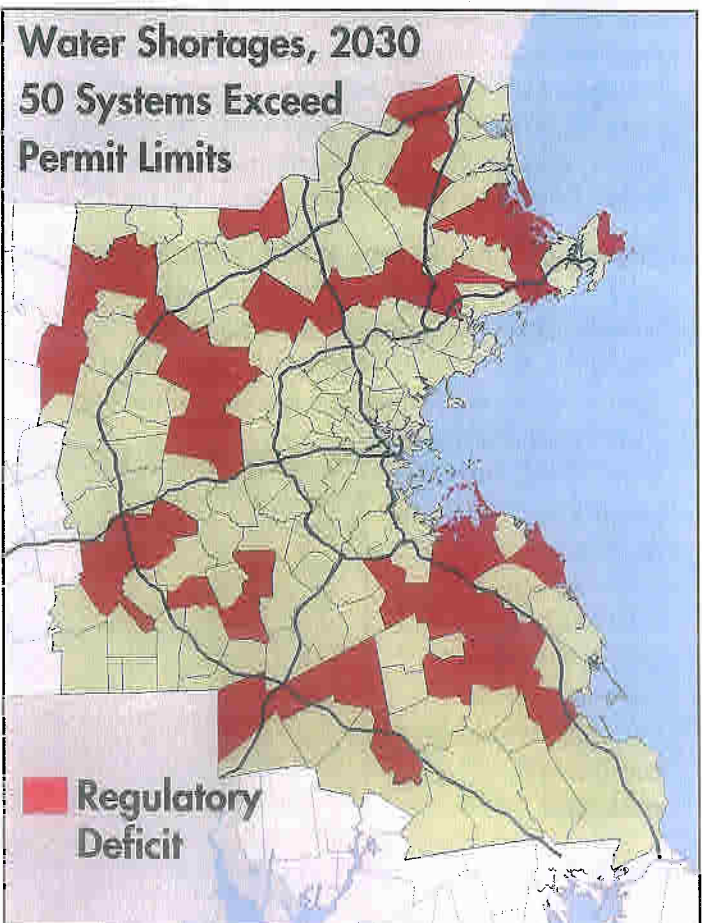
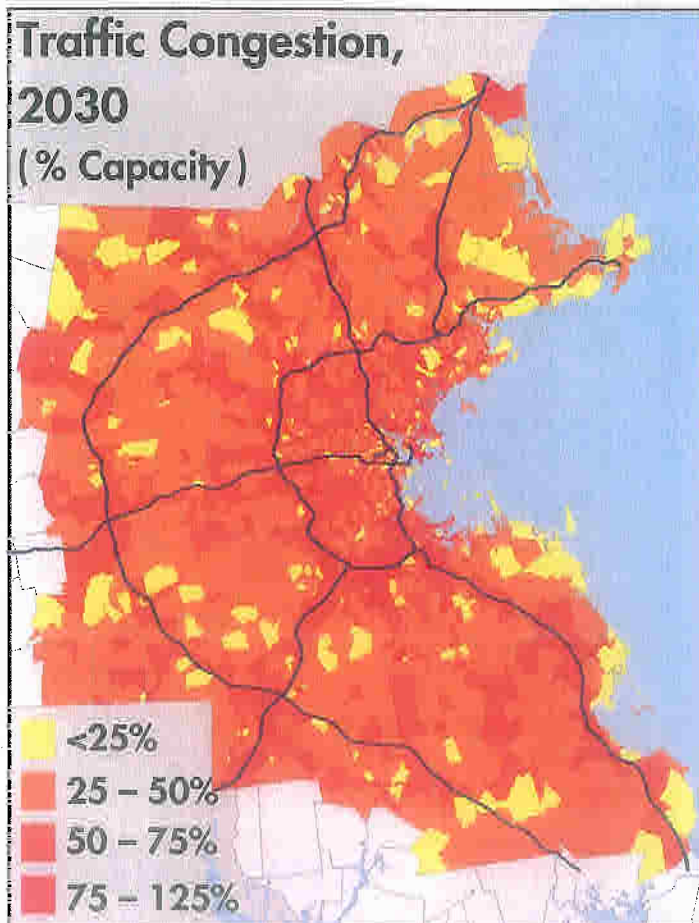


If Current Trends Continue...

most new growth in the region would be in suburban communities. The fastest growth rates would be in low density areas with abundant open space, but far from existing transit lines, sewer systems, and town centers.

The region would lose 152,000 acres of farms, forests, and natural habitats. Fifty municipalities would exceed current water withdrawal limits established by the state. Traffic congestion would increase significantly, with the largest increases in suburban towns with unplanned growth.

With the retirement of baby boomers and a decline in high school graduation rates, the current shortage of high-skill workers will get much worse. Meanwhile, 63,000 people without a high school degree may be unable to find work.





MAKING A GREATER BOSTON REGION
AN INITIATIVE OF THE METROPOLITAN AREA PLANNING COUNCIL

The Recommended Plan for a Greater Boston Region

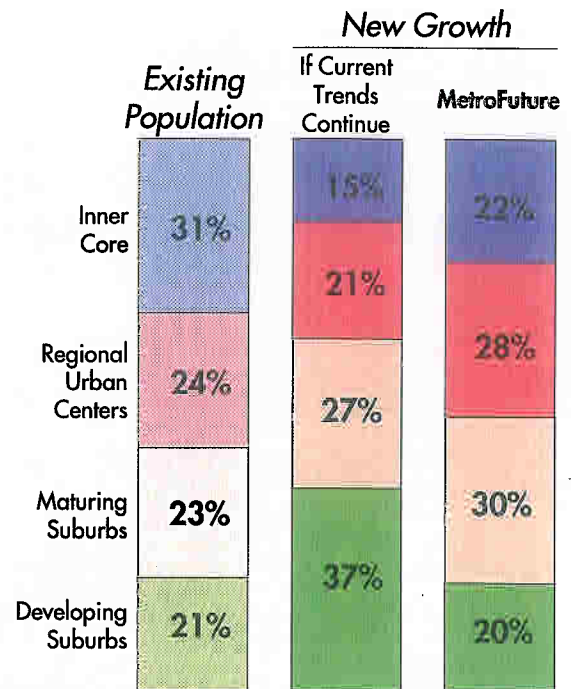
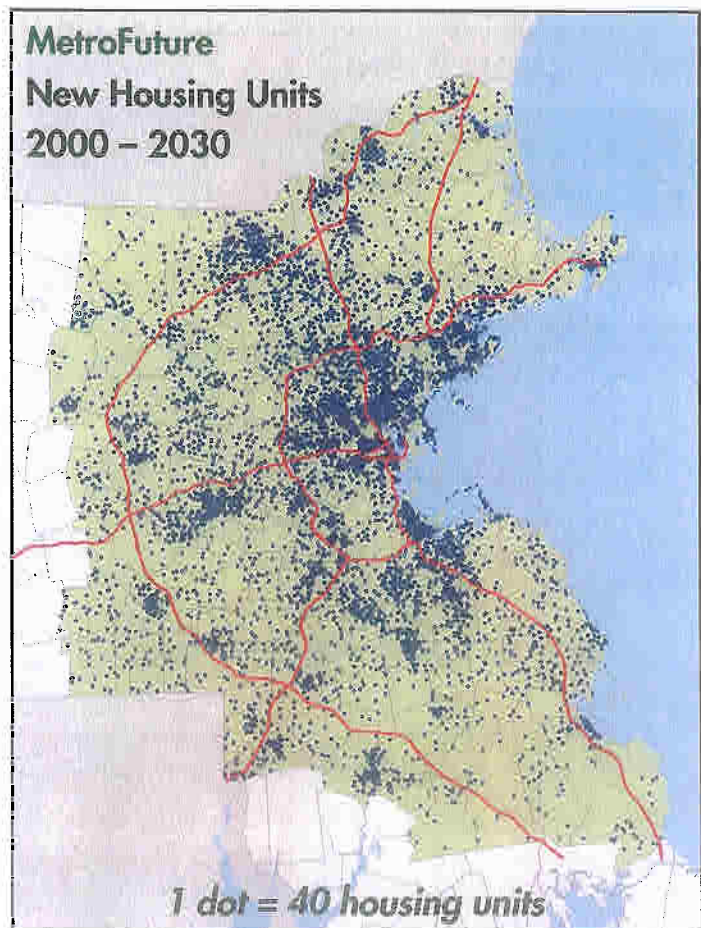
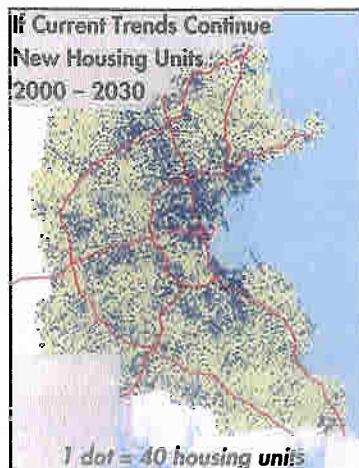
Regional Growth Patterns

MetroFuture is a blueprint for how we use our land, and it is built upon the principles of Smart Growth. Instead of being dispersed across the region, new growth is focused in areas that can meet the needs of new residents.

Bolstered by improvements to schools, safety, and parks, the region's cities will grow faster than they would under current trends, accommodating 50% of the region's new residents. In the Inner Core as well as the Regional Urban Centers outside of Route 128, 60,000 urban "starter homes" (lofts, condominiums, two families) will help to attract and retain young professionals and their families.

Suburban communities, rather than being overwhelmed by unplanned growth, will steer two-thirds of their growth to town centers and villages. Half of new suburban housing will be created through reuse of previously developed areas, allowing towns to grow while also protecting open spaces.

The region's rural areas would retain their traditional New England character with farms, forests, and open spaces. New housing would be clustered together to protect open space. A strong local food system connecting farms and consumers would keep farms profitable. Through public/private partnerships, 140,000 acres of farms, wildlife habitat, and trail corridors would be permanently protected.



Housing Choices

New housing in the region would favor a wide range of housing types. New apartments, townhouses, and condominiums in town centers would create more choices for retiring baby boomers, helping more of them to stay in their community. As a result, there will be more existing single family homes on the market for larger families. Over 27,000 single family homes on small lots (quarter acre) would be built region-wide, double what would be expected under Current Trends. Over half of the region's new moderately priced housing would be in suburban towns, providing more opportunities for lower income families to live anywhere in the region.

Education

Combined efforts to improve public education, especially in urban areas, will help correct falling high school graduation rates and will create an educated populace. Stronger community colleges and adult education programs would help workers develop new skills, building a competitive workforce.

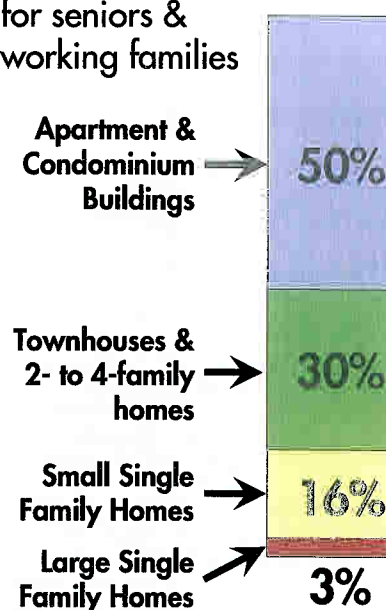
Sustainability

New conservation technologies and incentives will help reduce water consumption by 20% and will reduce greenhouse gas emissions by 26 – 30% by 2030.

Suburban Housing Choice

% of new units, 2000 - 2030

More choices
for seniors &
working families



MetroFuture vs. Current Trends

		Current Trends
Starter housing <i>Small houses, townhouses, 2- to 4-families</i>	96,000	54,000
Natural open spaces lost to development <i>acres</i>	36,000	152,000
High skill workforce <i>Shortage of workers with a 2- or 4- year college degree</i>	17,000	186,000
Transit ridership <i>daily trips on bus, train, or ferry</i>	4.2 million	2.2 million
Greenhouse gas emissions from cars <i>annual pounds per person</i>	6.6	8.0
Total water consumption <i>gallons per day</i>	408 million	520 million
Municipal spending on health care, pensions, debt service <i>Annual spending, region-wide</i>	\$2.7 billion	\$3.1 billion

What would the future look like?

Developing Suburb

2005

If current trends continue

Rapid growth
Less open space
More traffic
Fewer housing choices

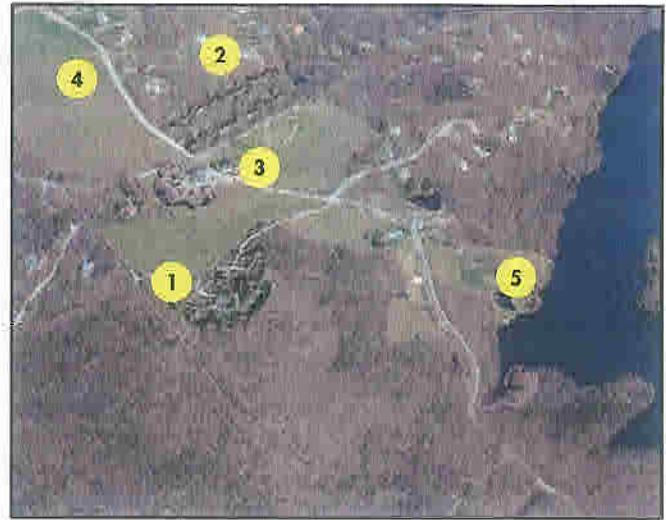
MetroFuture

Slower growth
More open space
Less traffic
More housing choices

2030



2030



1

Conventional subdivisions on an acre or more per lot provide few housing choices for working families and fixed income seniors

2

Lakeside development destroys wildlife habitat and limits public access.

3

Farmers can't stay in business and sell their land to developers.

4

Sprawling commercial development creates traffic problems and increases polluted runoff entering the watershed.

1

A small cluster of homes tucked away at the edge of the forest preserves most of the land as public open space.

2

A new neighborhood of modest single family homes provides starter housing.

3

A dozen townhouses are clustered around an expanded country store and farm stand.

4

Farms are profitable thanks to more farmers markets and "buy local" programs.

5

A new nature preserve, boat rental shop, and restaurant increase tourism.

What would the future look like?

Maturing Suburb

2005

If current trends continue

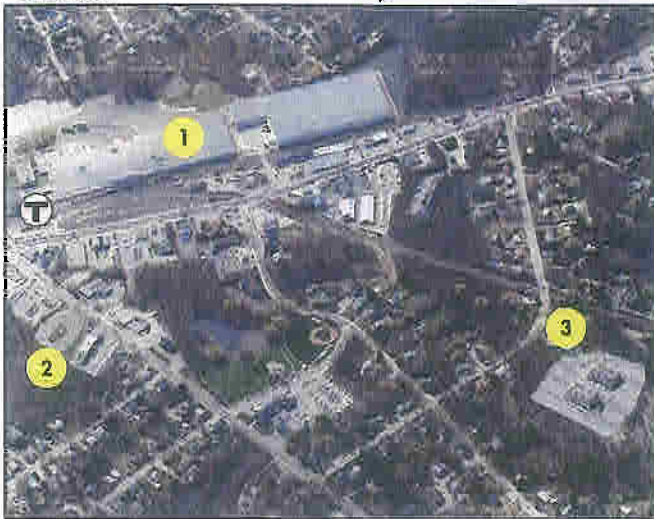
Fewer jobs
Housing shortages
Water shortages
Struggling town center

MetroFuture

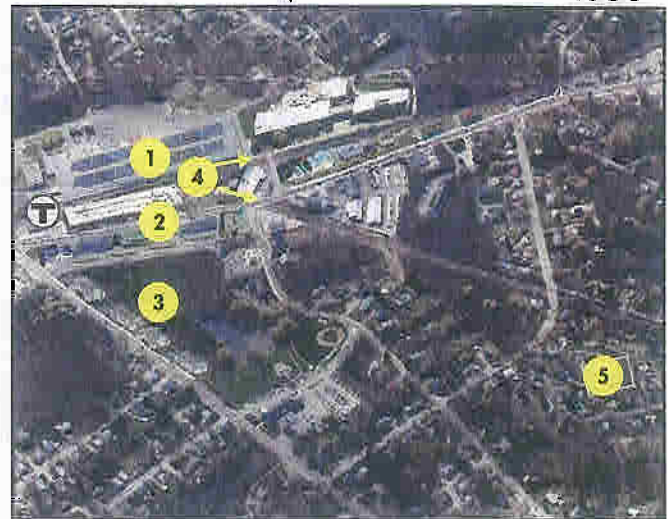
More jobs
More housing choices
Healthy watershed
Vibrant town center



2030



2030



- 1 Industrial site is vacant due to contamination; cost of remediation is too high and too much competition from outlying suburbs with lots of inexpensive land.
- 2 Scattered small commercial developments add a handful of service jobs. Parking lots reduce the amount of rainfall that goes into local groundwater.
- 3 Large apartment building is out of scale with the surrounding neighborhood. Lack of developable open space and disincentives to redevelopment combine to create a housing shortage.

- 1 Industrial site is cleaned up and redeveloped into office building and solar panel manufacturing facility. Saves water by reusing treated wastewater for industrial uses.
- 2 Town center has new buildings with shops on the first floor, apartments or offices above, and parking in the back.
- 3 Townhouses on a side street near a park and community gardens provide good housing choices for senior citizens
- 4 "Reverse commute" trains bring workers from the Inner Core. New path along the rail line allows people to use bikes for errands and commuting.
- 5 Compact new subdivision provides housing choices for young families and fits in with the surrounding neighborhood.

What would the future look like?

Inner Core and Regional Urban Centers

2005

If current trends continue

Low-wage jobs
Lack of middle class housing
Declining quality of life
Limited mobility

MetroFuture

High skill jobs
Urban starter housing
More parks and shops
Increased transit



2030



2030



- 1 Big-box store adds to the tax base, but provides mostly low-wage jobs with few employee benefits and little opportunity for career advancement.
- 2 High-rise apartments add more housing but do not meet the needs of large families.
- 3 Historic properties suffer "demolition by neglect" due to lack of maintenance.

- 1 Office building and research facility employ local residents. Nearby community college focuses on workforce preparedness.
- 2 New townhouses and 2-family homes built on former "brownfield" provide housing choices for moderate income families.
- 3 New parks and community gardens enhance health and community. New pathways open up the area along the river.
- 4 Lofts and high-rise apartments add residents near the revitalized main street with shops and restaurants.
- 5 Industrial buildings rehabilitated into studios and incubator space for start-up businesses.
- 6 New bus rapid transit improves connections to nearby communities.

About MAPC and MetroFuture

The Metropolitan Area Planning Council is the regional planning agency representing 101 communities of Metropolitan Boston. MetroFuture is our effort to create a regional plan for growth and development. The project relies on community involvement at every step along the way, from development of the vision for a Greater Boston Region to creation of alternative scenarios, selection of the preferred alternative, and implementation of the regional plan.

www.metrofuture.org

Morse Institute Library

Directions

The Morse Institute Library is located at 14 East Central Street, Natick, MA 01760, on Route 135, one block east of the intersection of Routes 27 and 135.

From the East and West, off Mass Pike

Take Exit 13 in Natick (Route 30). The left ramp heads toward Route 30 East. Follow Route 30 East to the intersection of Routes 30 & 27 (lights).

Take a right onto Route 27 South. Follow Route 27 into downtown Natick. At the intersection of Routes 27 & 135 (lights), take a left onto Route 135 East (East Central Street). The Morse Institute Library is in the second block on the left.